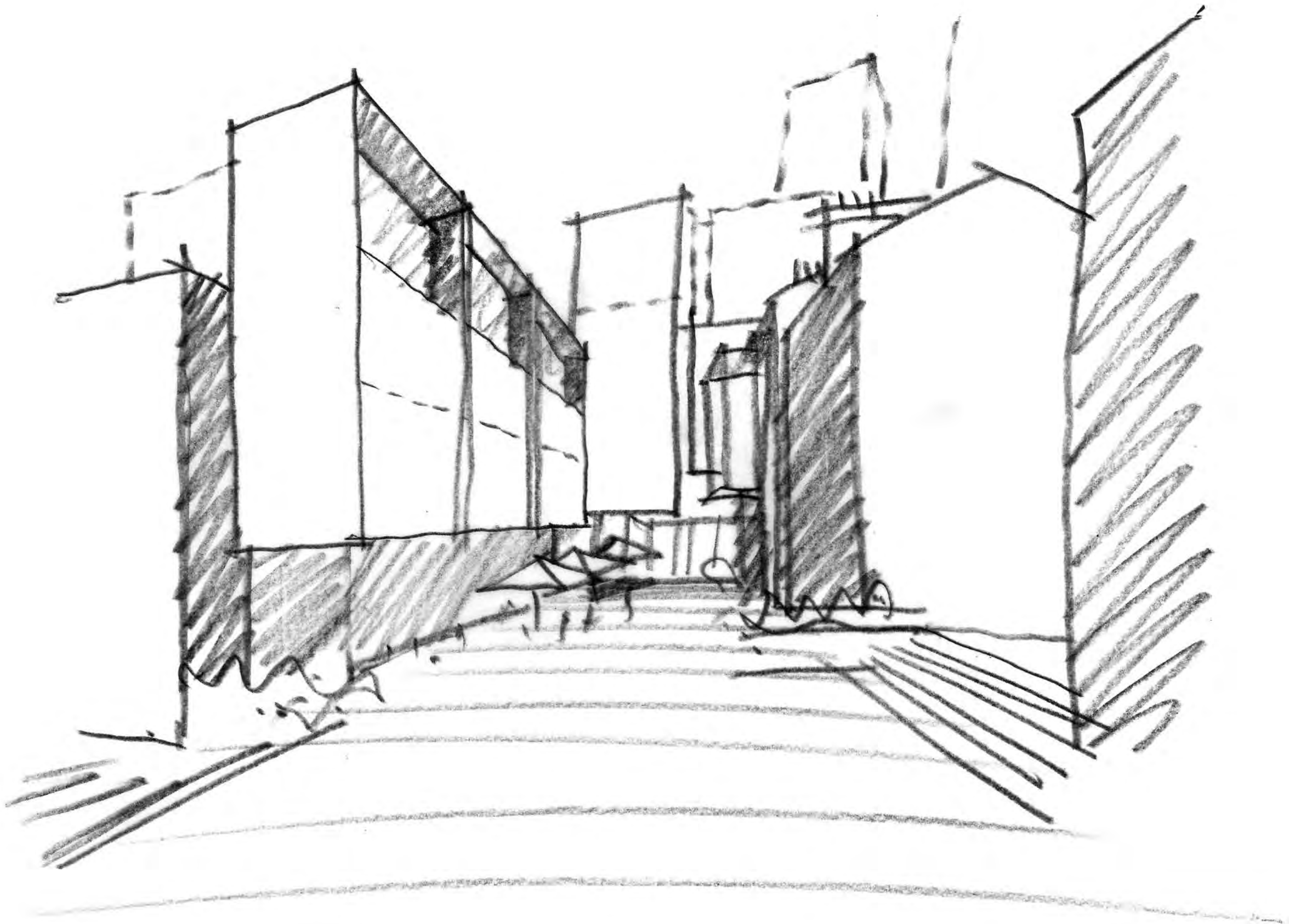




5.0 Public Domain Analysis

Street Frontage Activation
Cumberland Place & Cumberland Stairs



Street Front Activation and Arrival

5.1 Street Front Activation

While George Street offers the primary arrival into the Rocks from the city, Harrington Street offers another direct connection without interruption from the Cahill Expressway. Though the physical connection has been maintained, the streetscape activation has been eroded over time by large development to the north and south of the Cahill Expressway with minimal active street frontage. This site offers the opportunity to draw visitors into the Rocks from Harrington Street by providing a range of retail / food and beverage tenancies with wide frontage to Harrington Street. Over two levels, these tenancies will create vibrancy as well as extended hours of use.

Beyond these southern tenancies, a new expansive stair link extends from Globe Street via Cambridge Street to Gloucester Street. This link will offer visual connection between four blocks of the Rocks and connect the Harbour to the Harbour Bridge pedestrian path and beyond. It also provides a link to the new Cumberland Place Courtyard which creates a node between Circular Quay and the ridge of the Rocks. To the north of the stair, the scheme offers neighbourhood fronting commercial space reinforcing the importance of servicing and maintaining the Rocks workers and resident community.

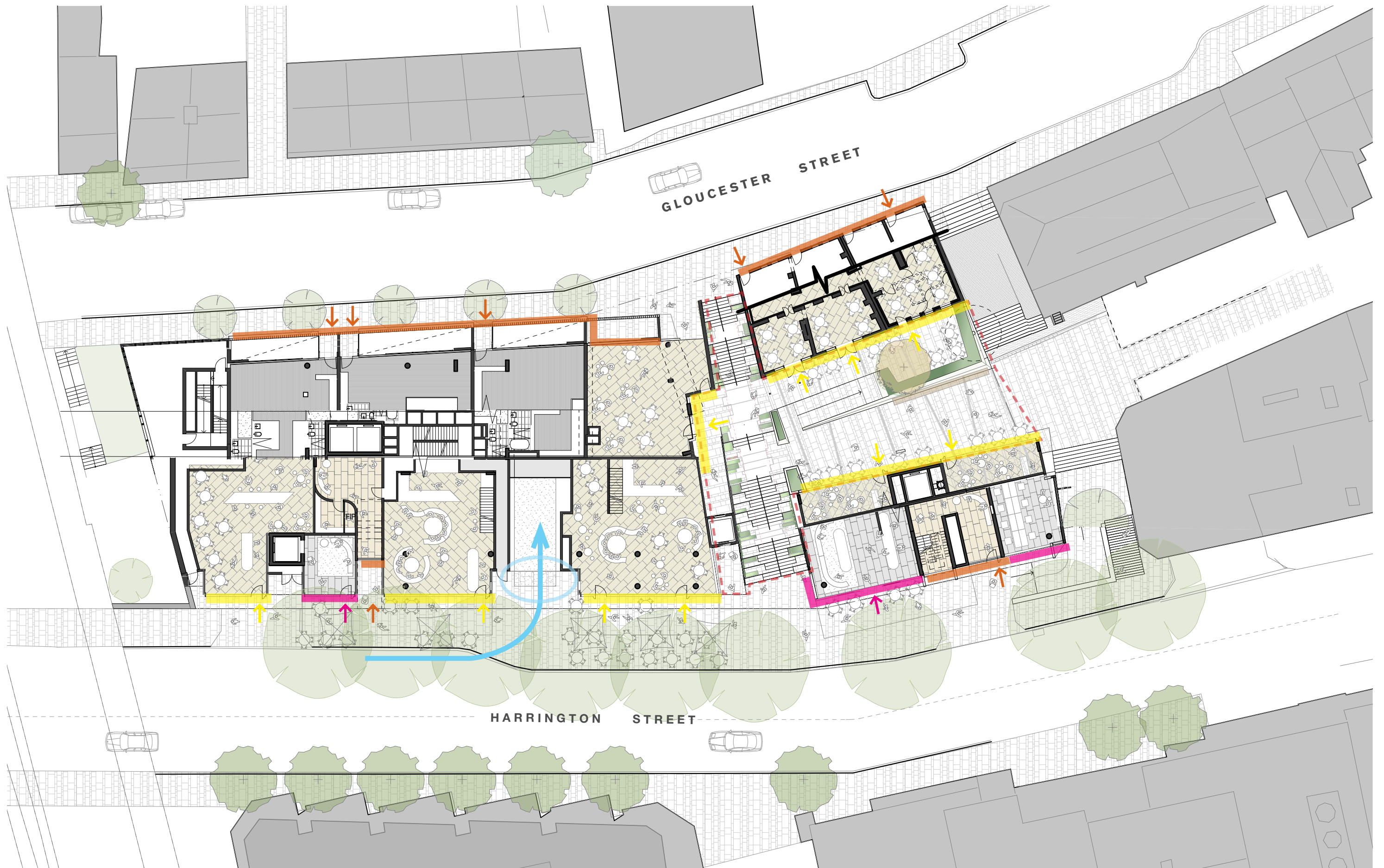
Currently only one tenancy activates the once vibrant Cambridge Street. It is intended that this development offers a catalyst for the revitalisation of Cambridge Street so that over time, more new redevelopments acknowledge the street and offer a new laneway frontage.

Importantly, the scheme offers clear, instinctive wayfinding between Globe and Gloucester Streets, and a rejuvenation of Cambridge Street.

The arrival into the Rocks from Circular Quay is at best mixed. George Street offers an appealing row of heritage buildings but contemporary development behind has not succeeded in maintaining a unified sense of place. The scheme is important in a wider masterplan approach to the address of the Rocks and provision of animated linkages from East to west, North to south.

- 1 Harrington Street Gateway
- 2 Circular Quay / Globe Street Gateway
- 3 Cambridge Street Gateway





Cumberland Place and Stairs

5.2 Cumberland Place Courtyard and New Cumberland Stairs

Integral to the design and public domain response for the site is the formation of a new public stair and courtyard. The stair relieves the narrow throat of the original Cumberland Stair and offers a wider, more welcoming vista up the hill from Circular Quay and Globe Street. While currently the through site link to the south of the Bakers Terraces is covered for half of its extent, and is unclear in its use, the new stair is entirely open to the sky.

Directly adjacent to the stair, a highly visible public lift offers connection to Cumberland Place / Cambridge St as well as Gloucester St. This will be accessible 24 hours a day and will greatly improve the experience of The Rocks for people with disabilities.

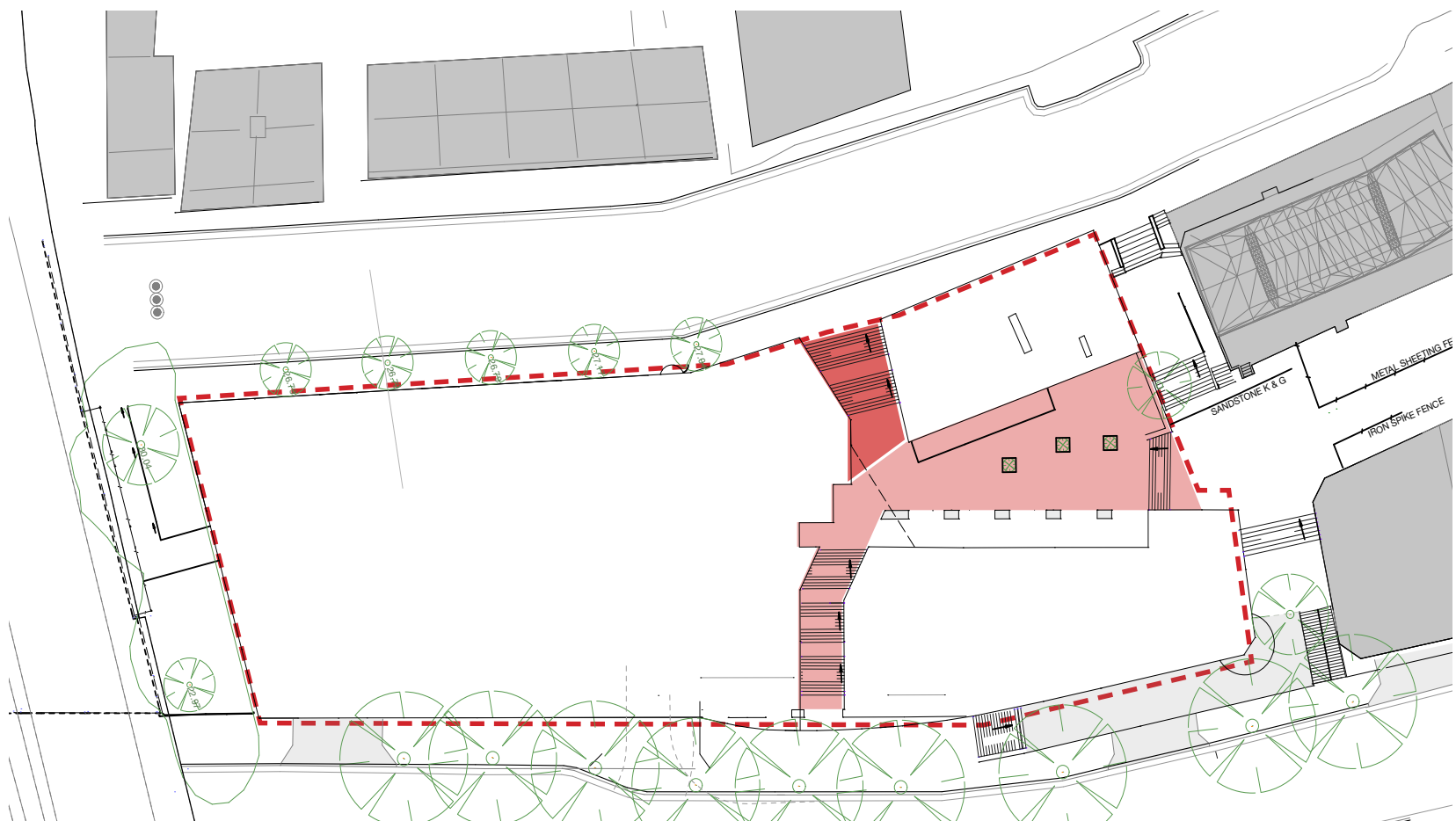
Along the stair's extent, there will be a range of seating and planting zones adding to the amenity and enjoyment of the experience.

At the mid point of the stair, the new Cumberland Place Courtyard aligns to and extends Cambridge Street and lowers the level to original ground levels, reinstating the original lower floor level of the Bakers Terraces. Activated on three sides by retail / food and beverage tenancies, and offering great opportunity for interpretive elements, the square also provides passive recreation areas, seating and shading. With northern orientation, the seating areas are assured of lunchtime sun.

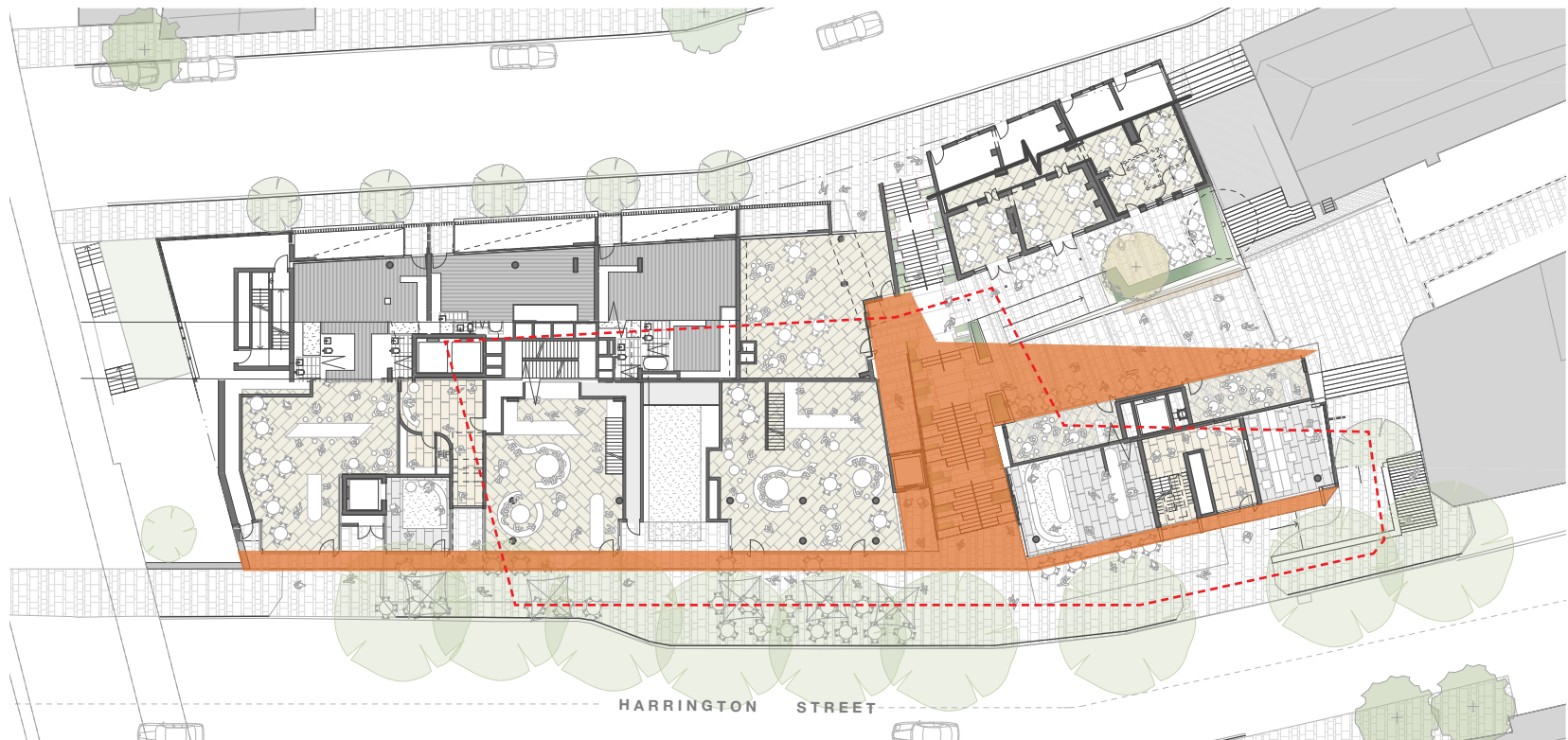
Importantly the relationship between the new development and the eastern side of the Bakers Terraces is improved significantly by the widening of the space / setting back of the western facade of Block 2 in comparison with the current building. It also provides clear, seamless access from Cambridge Street, defining the space as fully publicly accessible rather than appearing 'semi-private' in nature.

The offering of through site link stairs and wider courtyard is a significant portion of useable GFA within the SCRA envelope which equates to over 900 sqm useable area.

- Boundary
- Public Space
- Semi-Private Space



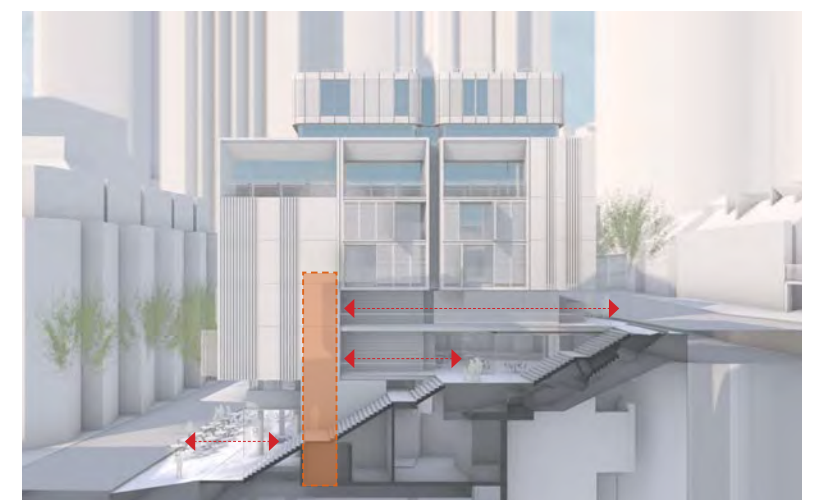
CURRENT OPEN SPACE ARRANGEMENT



AREA OF CURRENT BUILDING / SCRA ENVELOPE ALLOCATED TO PUBLIC



EXTENT OF NEW CUMBERLAND STAIRS AND CUMBERLAND PLACE COURTYARD



ELEVATION OF LIFT ACCESS

6.0 Planning

Residential Apartment Mix
Residential - Typical Plans
Vehicular Routes and Parking

